

**SAN DIEGO CITY COUNCIL AGENDA
FOR THE COUNCIL MEETING OF
MONDAY, SEPTEMBER 23, 2002 AT 5:00 P.M.
Balboa Park Club (Ballroom)
2150 Pan American Road West
San Diego, CA 92101**

ITEM-600: ROLL CALL.

ADOPTION AGENDA, DISCUSSION, HEARINGS
NOTICED HEARING:

ITEM-601: Strategic Framework Element Program.

Matter of approving, conditionally approving, modifying or denying the June 2002 draft of the Strategic Framework Element as an amendment to the Progress Guide and General Plan to replace the Guidelines for Future Development (except as otherwise noted in the Element) and Action Plan, application of the Transit Oriented Development (TOD) Design Guidelines to potential village sites as identified on the Strategic Framework City of Villages Map, establish the Pilot Village Program, adopt the Strategic Framework Citizen Committee findings as the foundation for a Public Facilities and Infrastructure Financing Strategy, and also recommend City Council certification of the Strategic Framework Element EIR (LDR No. 40-1027/SCH No. 2001061069).

(See City Manager's Report CMR No. 02-200. Strategic Framework Element/ An Amendment to the Progress Guide and General Plan. District-City Wide.)

CITY MANAGER'S RECOMMENDATION:

Adopt the resolutions in subitems A, B, and C:

Subitem-A: (R-2003-334)

Adoption of a Resolution Certifying the Strategic Framework Element, a copy of which is on file in the office of the City Clerk;

That the City Council hereby adopts amendments to the Progress Guide and General Plan for the City of San Diego by incorporating the proposed Strategic

Framework Element.

Subitem-B: (R-2003-333)

Adoption of a Resolution Certifying the Strategic Framework Element Action Plan.

Subitem-C: (R-2003-330)

Adoption of a Resolution certifying that the information contained in Environmental Impact Report LDR No. 40-1027, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the City of Villages growth strategy-Strategic Framework Element;

That pursuant to California Public Resources Code section 21081 and California Code of Regulations section 15091, the City Council adopts the findings made with respect to the project;

That pursuant to California Code of Regulations section 15093, the City Council adopts the Statement of Overriding Considerations, with respect to the project;

That pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment;

That the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

OTHER RECOMMENDATIONS:

On August 15, 2002 the Planning Commission voted 7-0 to approve; was opposition.

First Motion:

1. Recommend the City Council Adopt the proposed amendment to the Progress Guide and General Plan and Adopt the Strategic Framework Action Plan.
2. Recommend the City Council Adopt the findings of the Citizen Committee as a

foundation for a Public Facilities and Infrastructure Financing Strategy with the condition that the City pursue regional funding for MSCP financing and Transit-First financing.

Ayes: Garcia, Brown, Schultz, Lettieri, Anderson, Steele, Chase

On August 15, 2002 the Planning Commission voted 6-1 to approve; was opposition.

Second Motion:

3. Recommend the City Council certify the Strategic Framework Element Final EIR (LDR No. 40-1027/SCH No. 200206) with minor modifications and edits.

Ayes: Garcia, Brown, Schultz, Lettieri, Anderson, Steele

Nay: Chase

This is a matter of City-wide effect. The following community groups/committees have taken a position on this item:

The Community Planners Committee has recommended approval of this project.

The City Heights, Greater North Park, Mira Mesa, Normal Heights, Ocean Beach, Pacific Beach, Rancho Bernardo, Rancho Penasquitos, San Ysidro, Sorrento Hills, Southeastern, University Community Planning Groups voted in favor of this project.

The Mission Valley, Peninsula, Community Planning Groups voted in opposition of this project.

The Clairemont Mesa Community Planning Group voted unanimously to support the Strategic Framework Element subject to numerous conditions.

CITY MANAGER SUPPORTING INFORMATION:

Timely and effective planning is critical to assist a city in its evolution, as well as to protect the health, safety and welfare of its residents. Recognizing this, the State of California requires that each city have a general plan to guide its future growth and development. The state also requires each city to update its general plan periodically to ensure relevance and utility. The City of San Diego is initiating an amendment to its Progress Guide and General Plan, through the Strategic Framework Element, which will provide the first step in updating the plan since 1979.

Several factors that influenced the timing of this update include:

The City's population is projected to increase by approximately 350,000 people by 2020. Less than 10 percent of the City's land is vacant and available for new development, meaning the City must shift from developing vacant land to reinvesting in existing communities.

The City faces a significant shortfall in public facilities and services.

The City needs to address traffic congestion and other quality of life concerns.

Housing is increasingly unaffordable and unavailable.

This planning effort affords the City an opportunity to prepare a comprehensive strategy to address its challenges so that it can achieve its primary goal: leverage projected growth to improve the quality of life for current and future generations of San Diegans.

FISCAL IMPACT:

Carrying out the work program in the Action Plan is dependent on continued staffing through the General Fund, General Plan Application Fee, and Service Level Agreement with other City Departments.

Funding will be required to implement the pilot village Program. Until pilot projects are identified the fiscal impact is unknown. However pilot projects will include partnering with the private sector, and other government agencies, securing grant funds and redevelopment funds, and reallocation of existing City funds, such as undergrounding utilities, and/or use of some type of smart growth revolving loan fund.

In addition, the City faces a \$2.5 billion (2002 dollars) shortfall in public facilities and infrastructure already identified in adopted community plans. This shortfall exists independent of the proposed Strategic Framework Element. Projections indicate that it would require \$95 million in annual added revenue, financed up to fifty years, to resolve the shortfall and build the needed facilities over the next 20 years. The report indicates an estimated per capita cost of \$75 annually. The Citizen Committee recommended four interconnected approaches to address this issue. An analysis of the committee's findings follows in the Discussion section of the report.

Ewell/Goldberg/ALM

ADJOURNMENT